



General Assembly

January Session, 2025

Raised Bill No. 7061

LCO No. 4773



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING MANDATORY MINIMUM PARKING REQUIREMENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsections (c) and (d) of section 8-2 of the general statutes
2 are repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2025*):

4 (c) Zoning regulations adopted pursuant to subsection (a) of this
5 section may:

6 (1) To the extent consistent with soil types, terrain and water, sewer
7 and traffic infrastructure capacity for the community, provide for or
8 require cluster development, as defined in section 8-18;

9 (2) Be made with reasonable consideration for the protection of
10 historic factors;

11 (3) Require or promote (A) energy-efficient patterns of development;
12 (B) the use of distributed generation or freestanding solar, wind and
13 other renewable forms of energy; (C) combined heat and power; and (D)

14 energy conservation;

15 (4) Provide for incentives for developers who use (A) solar and other
16 renewable forms of energy; (B) combined heat and power; (C) water
17 conservation, including demand offsets; and (D) energy conservation
18 techniques, including, but not limited to, cluster development, higher
19 density development and performance standards for roads, sidewalks
20 and underground facilities in the subdivision;

21 (5) Provide for a municipal system for the creation of development
22 rights and the permanent transfer of such development rights, which
23 may include a system for the variance of density limits in connection
24 with any such transfer;

25 (6) Provide for notice requirements in addition to those required by
26 this chapter;

27 (7) Provide for conditions on operations to collect spring water or
28 well water, as defined in section 21a-150, including the time, place and
29 manner of such operations;

30 (8) Provide for floating zones, overlay zones and planned
31 development districts;

32 (9) Require estimates of vehicle miles traveled and vehicle trips
33 generated in lieu of, or in addition to, level of service traffic calculations
34 to assess (A) the anticipated traffic impact of proposed developments;
35 and (B) potential mitigation strategies such as [reducing the amount of
36 required parking for a development or] requiring public sidewalks,
37 crosswalks, bicycle paths, bicycle racks or bus shelters, including off-
38 site; and

39 (10) In any municipality where a traprock ridge or an amphibolite
40 ridge is located, (A) provide for development restrictions in ridgeline
41 setback areas; and (B) restrict quarrying and clear cutting, except that
42 the following operations and uses shall be permitted in ridgeline setback

43 areas, as of right: (i) Emergency work necessary to protect life and
44 property; (ii) any nonconforming uses that were in existence and that
45 were approved on or before the effective date of regulations adopted
46 pursuant to this section; and (iii) selective timbering, grazing of
47 domesticated animals and passive recreation.

48 (d) Zoning regulations adopted pursuant to subsection (a) of this
49 section shall not:

50 (1) (A) Prohibit the operation in a residential zone of any family child
51 care home or group child care home located in a residence, or (B) require
52 any special zoning permit or special zoning exception for such
53 operation;

54 (2) (A) Prohibit the use of receptacles for the storage of items
55 designated for recycling in accordance with section 22a-241b or require
56 that such receptacles comply with provisions for bulk or lot area, or
57 similar provisions, except provisions for side yards, rear yards and front
58 yards; or (B) unreasonably restrict access to or the size of such
59 receptacles for businesses, given the nature of the business and the
60 volume of items designated for recycling in accordance with section 22a-
61 241b, that such business produces in its normal course of business,
62 provided nothing in this section shall be construed to prohibit such
63 regulations from requiring the screening or buffering of such receptacles
64 for aesthetic reasons;

65 (3) Impose conditions and requirements on manufactured homes,
66 including mobile manufactured homes, having as their narrowest
67 dimension twenty-two feet or more and built in accordance with federal
68 manufactured home construction and safety standards or on lots
69 containing such manufactured homes, including mobile manufactured
70 home parks, if those conditions and requirements are substantially
71 different from conditions and requirements imposed on (A) single-
72 family dwellings; (B) lots containing single-family dwellings; or (C)
73 multifamily dwellings, lots containing multifamily dwellings, cluster

74 developments or planned unit developments;

75 (4) (A) Prohibit the continuance of any nonconforming use, building
76 or structure existing at the time of the adoption of such regulations; (B)
77 require a special permit or special exception for any such continuance;
78 (C) provide for the termination of any nonconforming use solely as a
79 result of nonuse for a specified period of time without regard to the
80 intent of the property owner to maintain that use; or (D) terminate or
81 deem abandoned a nonconforming use, building or structure unless the
82 property owner of such use, building or structure voluntarily
83 discontinues such use, building or structure and such discontinuance is
84 accompanied by an intent to not reestablish such use, building or
85 structure. The demolition or deconstruction of a nonconforming use,
86 building or structure shall not by itself be evidence of such property
87 owner's intent to not reestablish such use, building or structure;

88 (5) Prohibit the installation, in accordance with the provisions of
89 section 8-1bb, of temporary health care structures for use by mentally or
90 physically impaired persons if such structures comply with the
91 provisions of said section, unless the municipality opts out in
92 accordance with the provisions of subsection (j) of said section;

93 (6) Prohibit the operation in a residential zone of any cottage food
94 operation, as defined in section 21a-62b;

95 (7) Establish for any dwelling unit a minimum floor area that is
96 greater than the minimum floor area set forth in the applicable building,
97 housing or other code;

98 (8) Place a fixed numerical or percentage cap on the number of
99 dwelling units that constitute multifamily housing over four units,
100 middle housing or mixed-use development that may be permitted in the
101 municipality;

102 (9) Require [more than one parking space for each studio or one-
103 bedroom dwelling unit or more than two parking spaces for each

104 dwelling unit with two or more bedrooms, unless the municipality opts
105 out in accordance with the provisions of section 8-2p] a minimum
106 number of off-street motor vehicle parking spaces for any development;
107 or

108 (10) Be applied to deny any land use application, including for any
109 site plan approval, special permit, special exception or other zoning
110 approval, on the basis of (A) a district's character, unless such character
111 is expressly articulated in such regulations by clear and explicit physical
112 standards for site work and structures, or (B) the immutable
113 characteristics, source of income or income level of any applicant or end
114 user, other than age or disability whenever age-restricted or disability-
115 restricted housing may be permitted.

116 Sec. 2. Subsection (a) of section 8-2o of the general statutes is repealed
117 and the following is substituted in lieu thereof (*Effective October 1, 2025*):

118 (a) Any zoning regulations adopted pursuant to section 8-2, as
119 amended by this act, shall:

120 (1) Designate locations or zoning districts within the municipality in
121 which accessory apartments are allowed, provided at least one
122 accessory apartment shall be allowed as of right on each lot that contains
123 a single-family dwelling and no such accessory apartment shall be
124 required to be an affordable accessory apartment;

125 (2) Allow accessory apartments to be attached to or located within the
126 proposed or existing principal dwelling, or detached from the proposed
127 or existing principal dwelling and located on the same lot as such
128 dwelling;

129 (3) Set a maximum net floor area for an accessory apartment of not
130 less than thirty per cent of the net floor area of the principal dwelling, or
131 one thousand square feet, whichever is less, except that such regulations
132 may allow a larger net floor area for such apartments;

133 (4) Require setbacks, lot size and building frontage less than or equal
134 to that which is required for the principal dwelling, and require lot
135 coverage greater than or equal to that which is required for the principal
136 dwelling;

137 (5) Provide for height, landscaping and architectural design
138 standards that do not exceed any such standards as they are applied to
139 single-family dwellings in the municipality;

140 (6) Be prohibited from requiring (A) a passageway between any such
141 accessory apartment and any such principal dwelling, (B) an exterior
142 door for any such accessory apartment, except as required by the
143 applicable building or fire code, (C) [any more than one parking space
144 for any such accessory apartment, or fees in lieu of parking otherwise
145 allowed by section 8-2c, (D)] a familial, marital or employment
146 relationship between occupants of the principal dwelling and accessory
147 apartment, [(E)] (D) a minimum age for occupants of the accessory
148 apartment, [(F)] (E) separate billing of utilities otherwise connected to,
149 or used by, the principal dwelling unit, or [(G)] (F) periodic renewals for
150 permits for such accessory apartments; and

151 (7) Be interpreted and enforced such that nothing in this section shall
152 be in derogation of (A) applicable building code requirements, (B) the
153 ability of a municipality to prohibit or limit the use of accessory
154 apartments for short-term rentals or vacation stays, or (C) other
155 requirements where a well or private sewerage system is being used,
156 provided approval for any such accessory apartment shall not be
157 unreasonably withheld.

158 Sec. 3. Sections 8-2c and 8-2p of the general statutes are repealed.
159 *(Effective October 1, 2025)*

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2025</i>	8-2(c) and (d)

Sec. 2	<i>October 1, 2025</i>	8-2o(a)
Sec. 3	<i>October 1, 2025</i>	Repealer section

Statement of Purpose:

To prohibit the imposition of mandatory minimum parking requirements for any development in a municipality.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]